WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150054082 DEEDWARR
Recvd: 07/06/15 12:06 2 pgs
Fees:13.00 Taxes:758.50
20150706-0064966

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amanda Torrence	SWBC Mortgage Corporation	10804011300
(NAME)	(NAME)	
912 Fitzpatrick Road	9311 San Pedro Avenue #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jared S. Autrey and wife, Stacy G. Autrey**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Amanda Torrence, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Second Civil District of Davidson County, Tennessee, being Lot No. 400 on the Plan of Larchwood, Section Seven, as of record in Plat Book 6900, Page 274, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jared S. Autrey and wife, Stacy G. Autrey by Warranty Deed from Mark H. Cargile and wife, Julia M. Cargile, dated 08/27/2003 recorded 09/03/2003, of record in Instrument No. 20030903-0127530, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all matters shown on the plat of record in Book 6900, Page 274; (2) Covenants, conditions, easements, and restrictions of record in Book 7216, Page 574, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 912 Fitzpatrick Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it

and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8 day of June 2015.

Jared S. Autrey

Stacy G. Autrey

STATE OF Tennessee

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jared S. Autry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

TERESA GAIL JACKSON STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Witness my hand and official seal at office this 8 day of June, 2015.

Teresa Gail Jackson

Notary Public

My Commission Expires: 5-21-18

STATE OF Tennessee

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stacy G. Autrey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

TERESA GAIL JACKSON STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Witness my hand and official seal at office this 8 day of June, 2015.

Teresa Gail Jackson

Notary Public

My Commission Expires: 5-21-18

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129